



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: 212-019 / 12335-00000-00164
Date Received: 3/30/12
Application Accepted By: S. Pine Fee: \$1850
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 415 N. Reynoldsburg-New Albany Rd. Zip 43004
Is this application being annexed into the City of Columbus ☐ Yes ☒ No (circle one)
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 440-273468

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) R Requested Zoning District(s) C-2

Recognized Area Commission Area Commission or Civic Association Far East Area Commission

Proposed Use or reason for rezoning request: To continue existing use as insurance office

(continue on separate page if necessary)

Proposed Height District: H-35 Acreage .5 acres

[Columbus City Code Section 3309.14]

APPLICANT:

Name Kevin G. Smith

Address 415 N. Reynoldsburg-New Albany Rd. City/State Columbus, Ohio Zip 43004

Phone # (614) 864-8780 Fax # (614) 864-8760 Email Kevin.Smith.bxyw@StateFarm.com

PROPERTY OWNER(S):

Name Kevin G. and Virginia L. Smith

Address 66 S. Chesterfield Rd. City/State Columbus, Ohio Zip 43209

Phone # (614) 864-8780 Fax # (614) 864-8760 Email Kevin.Smith.bxyw@StateFarm.com

☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney

☐ Agent

Name Michael T. Shannon

Address 500 S. Front St., Ste. 1200 City/State Columbus, Ohio Zip 43215

Phone # (614) 229-4506 Fax # (614) 229-4559 Email: MShannon@CBJLawyers.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Michael T. Shannon

PROPERTY OWNER SIGNATURE Kevin G. Smith

ATTORNEY / AGENT SIGNATURE Michael T. Shannon

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer



REZONING APPLICATION

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AFFIDAVIT

(See instruction sheet)

APPLICATION # 212-019

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Eric J. Zartman
of (1) MAILING ADDRESS 500 S. Front St., Ste. 1200, Columbus, Ohio 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 415 N. Reynoldsburg=Albany Rd., Columbus, Ohio 43004
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 3/30/12
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS
☐ Check here if listing additional property owners
on a separate page.

(4) Kevin G. and Virginia L. Smith
66 S. Chesterfield Rd.
Columbus, Ohio 43209

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Keving G. Smith
(614) 864-8780

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Far East Area Commission - Jennifer Chamberlain - (614) 501-4671
696 Cedar Run Dr.
Blacklick, Ohio 43204

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30th day of March, in the year 2012

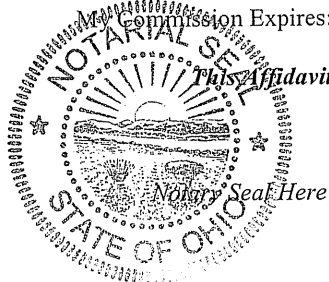
SIGNATURE OF NOTARY PUBLIC

(8) Carol A. Stewart

My Commission Expires:

This Affidavit expires six months after date of notarization.

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2014



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Please make all checks payable to the Columbus City Treasurer



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 212-019

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman

of (COMPLETE ADDRESS) 500 S. Front St. Columbus, OH 43215 (Suite 1200)

deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Kevin G. Smith 66 S. Chesterfield Rd. Columbus, Ohio 43209 (614) 864-8780	2. Virginia L. Smith 66 S. Chesterfield Rd. Columbus, Ohio 43209 (614) 864-8780
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

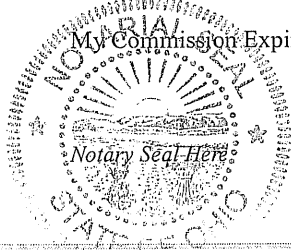
Subscribed to me in my presence and before me this 5th day of November, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2014

This Project Disclosure Statement expires six months after date of notarization.



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Please make all checks payable to the Columbus City Treasurer



City of Columbus

Address Plat

212-019

CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 440273468

Project Name: COMMERCIAL OFFICE

House Number: 415

Street Name: N REYNOLDSBURG-NEW ALBANY RD

Lot Number: N/A

Subdivision: N/A

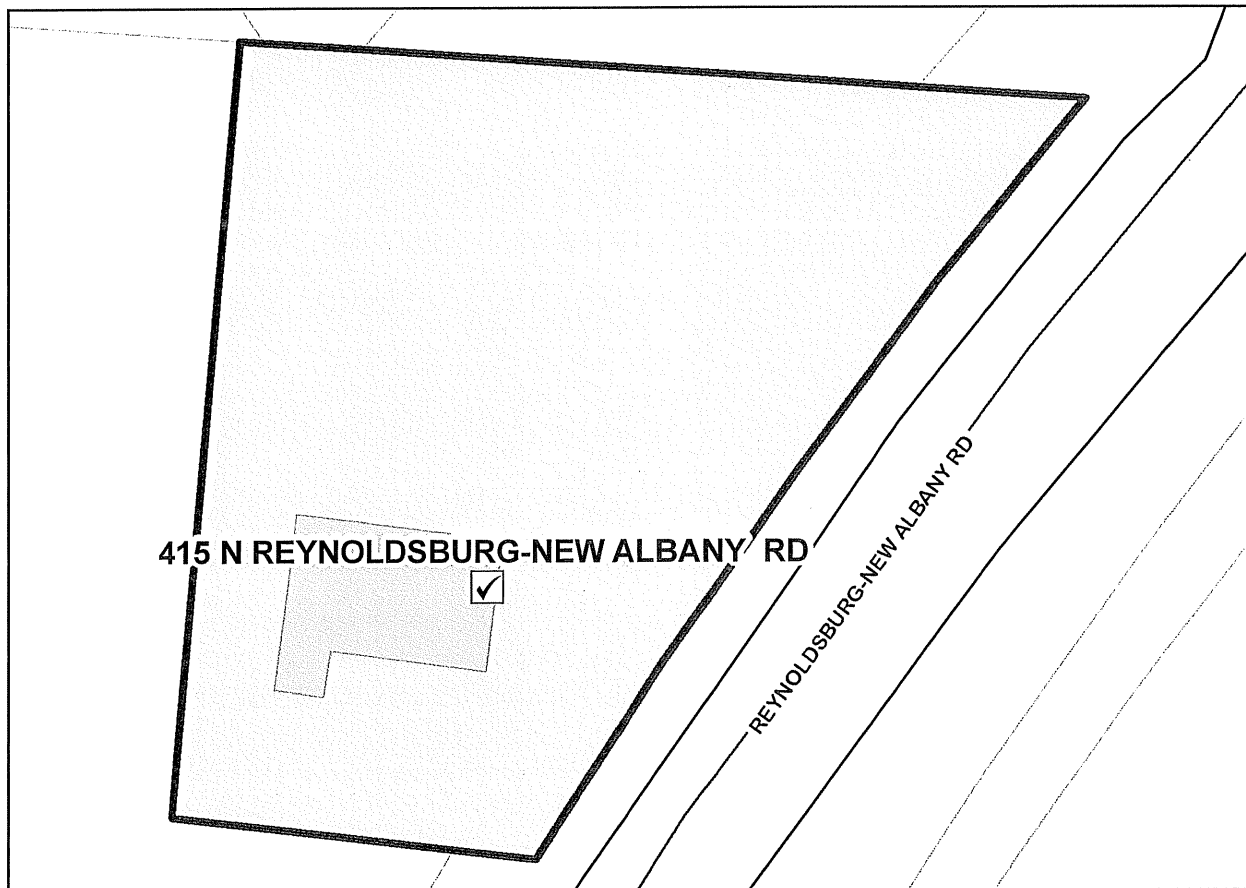
Work Done: REMODEL

Complex: N/A

Owner: KEVIN G AND VIRGINIA L SMITH

Requested By: CRABBE BROWN AND JAMES LLP (MICHAEL T SHANNON)

Printed By: James R Reagan Date: 10/18/2004



SCALE: 1 inch = 40 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 586256

212-019

DESCRIPTION OF 0.653 ACRE TRACT OF LAND
SOUTH OF STONE SHADOW DRIVE
WEST OF REYNOLDSBURG-NEW ALBANY ROAD
NORTH OF COMMERCE COURT DRIVE

Situated in the State of Ohio, County of Franklin, City of Columbus, part of Lot Number Thirty (30), Section Four (4), Township One (1), Range Sixteen (16), United States Military Lands and being 0.653 acres of land as conveyed to Kevin G. Smith and Virginia L. Smith as recorded in Instrument Number 200012060246748 (all references refer to records in the Franklin County Recorder's Office) and more fully described as follows:

Beginning for reference at an existing 1" solid iron pin at the centerline intersection of Reynoldsburg-New Albany Road and Stone Shadow Drive as shown on Stonehill Section 1, Part 1 as recorded in Plat Book 103, Page 10;

Thence South $41^{\circ}53'09''$ West a distance of 60.01 feet, along the centerline of said Reynoldsburg-New Albany Road, to a point being the Point of Beginning;

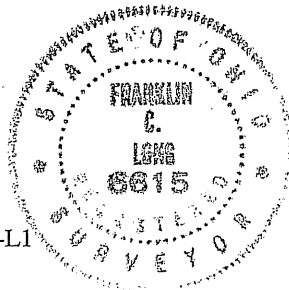
Thence South $41^{\circ}53'09''$ West a distance of 209.28 feet, along the centerline of said Reynoldsburg-New Albany Road, to a point at northeasterly property corner of (now or formerly) Frank Denutte 5.085 acre tract as recorded in Instrument Number 199812310337508;

Thence North $86^{\circ}04'32''$ West a distance of 107.93 feet, along a northerly line of said 5.085 acre tract, to a point;

Thence North $3^{\circ}55'28''$ East a distance of 165.00 feet, along an easterly line of said 5.085 acre tract, to an existing reinforcing bar on the southerly line of said Stonehill Section 1, Part 1;

Thence South $86^{\circ}04'32''$ East a distance of 173.25 feet, along a southerly line of said Stonehill Section 1, Part 1, to the Point of Beginning containing 0.653 acres more or less according to previous deeds and subdivision plats of record and NOT from an actual field survey.

Bearings are based upon the southerly line of Stonehill Section 1, Part 1 as recorded in Plat Book 103, Page 10 as South $86^{\circ}04'32''$ East and all other bearings based upon this meridian.



HOCKADEN AND ASSOCIATES, INC.
Consulting Engineers and Surveyors

Frank C. Long 21 MAR 2012
Frank C. Long
Professional Surveyor No. 6615

42811/10.1-032112-L1

212-019

The Millweld Trust
411 Reynoldsburg New Albany Rd N
Blacklick, Ohio 43004

Fas Lube Inc.
c/o Mc Glaughlin Oil
3750 E. Livingston Avenue
Columbus, Ohio 43227

Corelogic Commercial
1400 Corporate Drive
Irving, TX 74038

Continental Builders Inc.
Post Office Box 654
New Albany, Ohio 43054

Kevin Smith
415 Reynoldsburg New Albany Rd.
Blacklick, Ohio 43004

Corelogic Commercial
1400 Corporate Drive
Irving, TX 75038

Stonehill HOA
c/o PSAM LTD
Post Office Box 395
Grove City, Ohio 43123

OWNER

APPLICANT

AREA COMMISSION

Kevin Smith
66 S. Chesterfield Road
Columbus, Ohio 43209

Michael Shannon, Esq.
Crabbe, Brown & James, LLP
500 S. Front St., Ste. 1200
Columbus, Ohio 43215

Far East Area Commission
Attn: Jennifer Chamberlain
696 Cedar Run Drive
Blacklick, Ohio 43204

212-019



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: MB

DATE: 3/22/12



Disclaimer

Scale = 60



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

415 North Reynoldsburg-New Albany Road
Approximately 0.5 acres
R to C-2

Z02-106
R2
6/11/2003

ONYX BLUFF LN

REYNOLDSBURG-NEW ALBANY RD

ANNEX
R
11/13/2004

Z1184
M2
2/21/79

HIDDEN BRIDGE LN

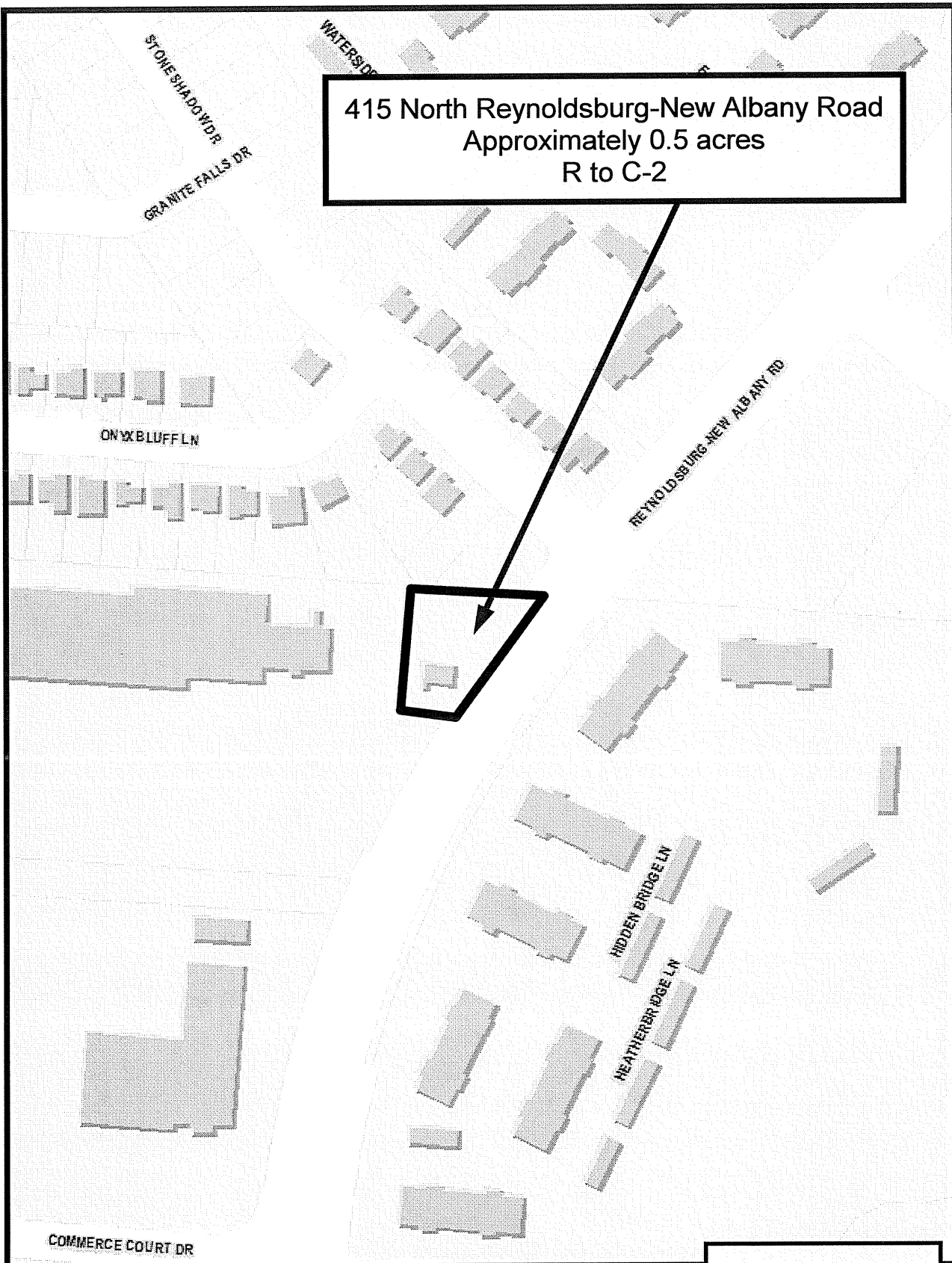
Z35-101
AR12
2/26/1996

HEATHERBRIDGE LN

COMMERCE COURT DR

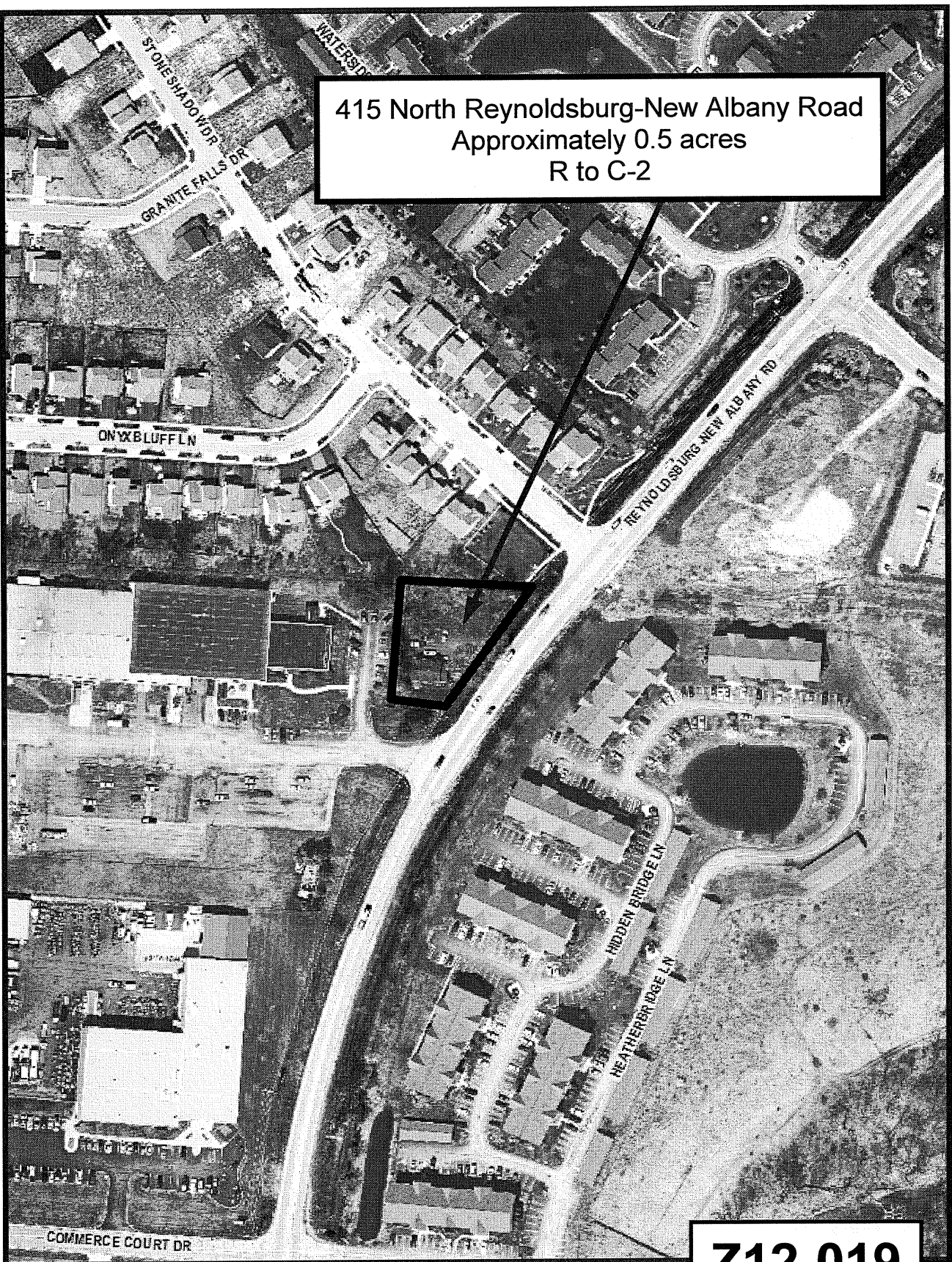
Z90-161A
LAR12
1993

Z12-019



415 North Reynoldsburg-New Albany Road
Approximately 0.5 acres
R to C-2

Z12-019

An aerial photograph of a residential neighborhood. A black rectangular box highlights a specific property located on the east side of North Reynoldsburg-New Albany Road. A line points from the text box to this highlighted area. The surrounding area includes several streets, some with cul-de-sacs, and a pond. The property is situated between a residential street to the west and a larger road to the east.

415 North Reynoldsburg-New Albany Road
Approximately 0.5 acres
R to C-2

Z12-019